

Neighbor Meeting Summary

Project: Mapleridge
Date: Thursday, November 13, 2014
Location: Brookside Clubhouse

1. In attendance: 14 neighbors, 2 City Councilors (Robert Stokes and Cindy Spoljaric), Kevin Todd with the City of Westfield, representatives from Langston Development, LLC ("Langston"), Steve Hardin and Alyson Oliver of Faegre Baker Daniels.
2. Langston is proposing a single-family neighborhood with development standards and architectural requirements that are substantially similar to those in Brookside. Brookside includes 273 lots on 214.5 acres (1.27 lots per acre). Similarly, Mapleridge includes 71 lots on 59.45 acres (1.19 lots per acre). It is anticipated that the homes will be in the same price range as those in Brookside, which generally average over \$650,000 in value.
3. The primary concerns expressed by the neighbors were:
 - a. Maintaining the area's rural character (a neighbor suggested installing a fence along the Oak Road perimeter that similar in character to the existing fence along Oak Road)
 - b. Requests for more details regarding the quality and character of the rear and sides of homes
 - c. Concern about interior walking trails abutting adjacent properties
 - d. Concern about the entrance being located directly across from a neighbor's house
 - e. General questions about average home and lot sizes
4. On November 24th, Langston sent the following updates to the neighbors:
 - a. Langston agrees to install a fence along the Oak Road perimeter.
 - b. Langston agrees to clarify that all four sides of the homes in Mapleridge will be substantially similar in quality and character as the homes illustrated in the PUD Ordinance.
 - c. Langston agrees that interior trails will not run along the north or northeast property lines.
 - d. Langston agrees to move the neighborhood entrance north along Oak Road. The entrance will be moved as far north as it can be moved without removing any existing trees.
 - e. Follow up on questions raised about the minimum home sizes in Brookside compared to the proposed minimum home sizes in Mapleridge. The following chart was provided:

	Minimum Living Area Permitted		Smallest Home
	Mapleridge	Brookside	in Brookside (as built)
Single Story	2,500 s.f.	2,400 s.f.	2,585 s.f.
Two Story	2,800 s.f.	2,600 s.f.	2,688 s.f.